

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/28 Glenauburn Road, Lower Plenty Vic 3093

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,250,000

### Median sale price

Median price

\$601,000

Property Type

Unit

Suburb

Lower Plenty

Period - From

01/01/2023

to

31/12/2023

Source

REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	7/28 Glenauburn Rd LOWER PLENTY 3093	\$1,350,000	23/02/2024
2	43 Philip St LOWER PLENTY 3093	\$1,340,000	15/03/2024
3	1/4 Beattie St MONTMORENCY 3094	\$1,221,100	10/02/2024

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

11/04/2024 21:14



3 2 2

**Rooms:** 6  
**Property Type:** Townhouse  
**Land Size:** 295 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,250,000  
**Median Unit Price**  
 Year ending December 2023: \$601,000

## Comparable Properties



**7/28 Glenauburn Rd LOWER PLENTY 3093 (REI)**

Agent Comments

3 2 2

**Price:** \$1,350,000  
**Method:** Private Sale  
**Date:** 23/02/2024  
**Property Type:** Townhouse (Single)  
**Land Size:** 307 sqm approx



**43 Philip St LOWER PLENTY 3093 (REI)**

Agent Comments

3 2 2

**Price:** \$1,340,000  
**Method:** Private Sale  
**Date:** 15/03/2024  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 422 sqm approx



**1/4 Beattie St MONTMORENCY 3094 (REI)**

Agent Comments

3 2 2

**Price:** \$1,221,100  
**Method:** Auction Sale  
**Date:** 10/02/2024  
**Property Type:** House (Res)  
**Land Size:** 423 sqm approx

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